BOOK 7658 PAGE 417

BOX 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,672.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF September, 19 88

Notary Public

MY COMMISSION EXPIRES 7/13/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Elbert Ray Baker (NAME)	United Companies Financial Corporation of TN., Inc. (NAME)	12W07540
6240 Bresslyn Rd. (STREET ADDRESS OR ROUTE NUMBER)	1451 Elm Hill Pike, Suite 250 (STREET ADDRESS)	091-10-0-021.00
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara Yvonne Frazier, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elbert Ray Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for said County.

Said Lot No. 9 fronts 59.29 feet on the easterly margin of 57th Avenue North and extends back 191.2 feet on the northerly line and 135.5 feet on the southerly line to a dead line in the rear, measuring 68.0 feet thereon.

Being the same property conveyed to Barbara Yvonne Frazier by Quitclaim Deed from Barbara Fay Frazier of record in Book 7477, page 997, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7372, page 261 said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to restrictive covenants of record in Book 2483, page 629 said Register's Office and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 1115 57th Avenue N., Nashville, TN 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of September, 19 88

Barbara Yvonne Frazier

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7658 PAGE 418

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Barbara Yvonne Frazier, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 16th day of September, 1988.

NOTARY PUBLIC

My commission expires: 8/3/91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Barbara Yvonne Frazier

TO

Elbert Ray Baker

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

THE NATL REFERENCE

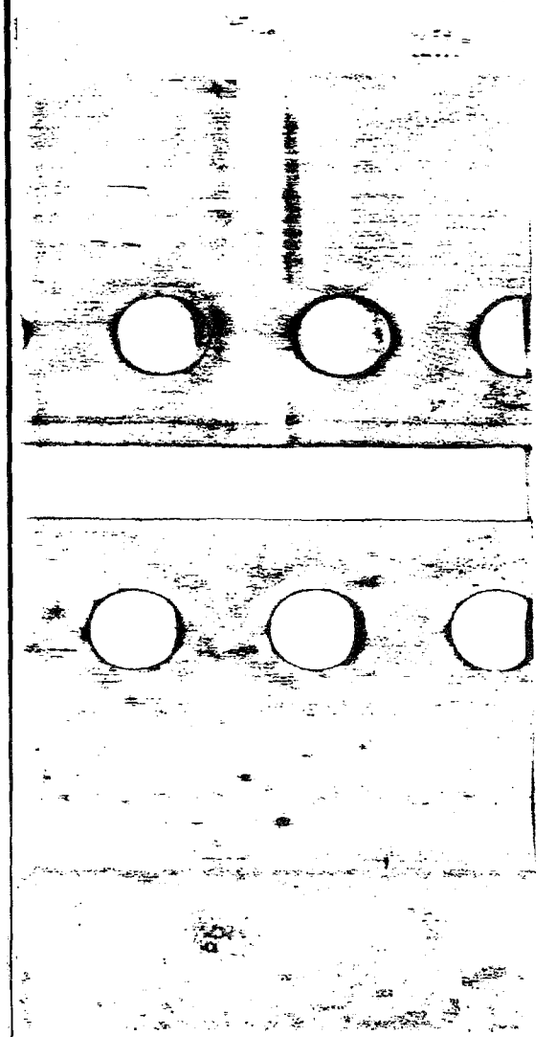
Sep 21 3 52 PM '88

RECEIVED AND RECORDED
DAVIDSON COUNTY, TN

9410 09/21 0101 CHECK

117.71

69869



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7658 PAGE 419

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK	33672-41
CON TX	111.21
PRFEE	0.50
WDEED	6.00
TOTAL	117.71
CHECK	117.71

69809

IDENTIFICATION REFERENCE

SEP 21 3 52 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

09/21/88 01 15:54 0001 9610

No. 136603